165.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,600 / 871,600
					USE VALUE:	871,600 / 871,600
					ASSESSED:	871,600 / 871,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROOF BRYAN M/CRISTINA M
Owner 2:	
Owner 3:	
Street 1:	14 DANIELS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KREITER SUZANNE M--ETAL -
Owner 2:	RATHE JOANNE H -
Street 1:	14 RIDGE ROAD
Twn/City:	WABAN
St/Prov:	MA Cntry:
Postal:	02468

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 2378 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4409.000	485,000		386,600	871,600
Total Card	0.101	485,000		386,600	871,600
Total Parcel	0.101	485,000		386,600	871,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.53 | /Parcel: 366.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109233

GIS Ref

GIS Ref

Insp Date 03/06/09

!12776!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	485,000	0	4,409.	386,600	871,600		Year end	12/23/2021
2021	104	FV	459,800	0	4,409.	386,600	846,400		Year End Roll	12/10/2020
2020	104	FV	459,900	0	4,409.	386,600	846,500	846,500	Year End Roll	12/18/2019
2019	104	FV	359,700	0	4,409.	386,600	746,300	746,300	Year End Roll	1/3/2019
2018	104	FV	359,700	0	4,409.	342,400	702,100	702,100	Year End Roll	12/20/2017
2017	104	FV	338,400	0	4,409.	287,200	625,600	625,600	Year End Roll	1/3/2017
2016	104	FV	338,400	0	4,409.	287,200	625,600	625,600	Year End	1/4/2016
2015	104	FV	303,400	0	4,409.	248,500	551,900	551,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:33:30

LAST REV

Date	Time
05/25/21	13:34:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12776

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KREITER SUZANNE	49610-48		6/14/2007		545,000	No	No		
	18797-583		12/1/1987		258,000	No	No		Y

USER DEFINED

Prior Id # 1:	109233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2020	1248	Solar Pa	34,134	C				
12/12/2019	1999	Redo Kit	33,966	O				
8/23/2011	900	Re-Roof	8,290					
10/14/2009	983	Add Bath	12,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2021	Permit Visit	DGM	D Mann
3/6/2009	Meas/Inspect	189	PATRIOT
12/17/2008	Measured	372	PATRIOT
12/4/2008	MLS	MM	Mary M
8/18/2007	MLS	HC	Helen Chinal
5/1/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4409		Sq. Ft.	Site		0	70.	1.25	8									386,590						386,600	

Total AC/HA:	0.10122	Total SF/SM:	4409	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	386,590	Spl Credit		Total:	386,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09154749
Const Adj.:	0.98990101
Adj $ / SQ:	194.494
Other Features:	140500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702891
Depreciation:	217896
Depreciated Total:	484995

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

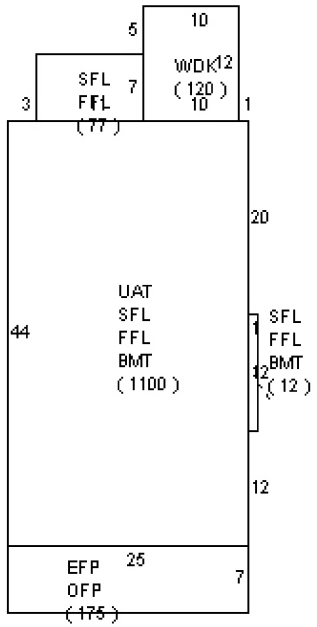
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	194.49
Special Features:	0	Val/Su Net:	114.52
Final Total:	485000	Val/Su SzAd	203.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,189	194.490	231,254
SFL	Second Floor	1,189	194.490	231,254
BMT	Basement	1,112	58.350	64,883
UAT	Upper Attic	275	77.800	21,394
EFP	Enclos Porch	175	42.350	7,411
OFP	Open Porch	175	25.670	4,492
WDK	Deck	120	14.190	1,703
	Net Sketched Area:	4,235	Total:	562,391
Size Ad	2378	Gross Area	5060	FinArea 2378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

165.0-0003-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc